

September 2023

THE LAKES NEWS

Work while you work, Play while you play; One thing each time, That is the way, All that you do, Do with your might, Things done by halves are not done right - Anonymous



IN THIS ISSUE:

- Finance
- Landscape
- Property Manager
- Mailbox Update
- Window Update
- Fun Facts

Financial Report—Larry, Treasurer

Cash on hand of \$102k against accounts payable and prepaid member fees of \$67k. Leaves a balance of \$34k. It should be noted that a 2nd transfer of \$40k from Operating to Reserve funds occurred and will be held in the Reserve Acct unspent until we feel that it will not be needed for regular operation and then will be allocated to the window replacement project.

Revenue/Member Fees are tracking to budget with 2 co-owners that have entered the standard collection process, one of which is in

Operating Expenses: Nothing unusual to report in the Lawn & Grounds Maint areas with expenses tracking normally, however due to our walk around with our Arborist, the tree trimming and replacement for 2023 will be larger than budgeted and decisions will need to be made. Summer sprinkler repair rages on, with only \$5800 remaining in the budget for 2023. The summer water bill of \$13,800 was quite large and may cause a budget overage by year end. Once again we find that Green is an expensive color. All other Operating Expenses were normal and ordinary. Reserve Spending: Initial fees from unit resales appear to be running behind expectation. As a result of slowing sales due to units available and increasing mortgage interest rates. \$30,700 was spent for the purchase of the new mailbox systems which are currently be manufactured.

July 2023 Windows \$\$ to Spend

2022 Carryover	(20,647)
Reclass Mailbox Reserve	43,360
Unused 2022 Operating Funds	
Transferred to Reserve	86,000
2023 Reserve Budget	
Allocation	220,753
2023 Operating Fund Transfer	40,000
Duplicate 2023 Transfer	<u>40,000</u>
	409,466

2023 \$\$ Spent thru 8/16/2023	(251,973)
\$\$ Committed thru 6/28/2023	(76,317)
Remaining \$\$ to spend	<u>81,176 **</u>

**Includes \$40k duplicate transfer of funds not authorized for use in 2023

September 2023

THE LAKES NEWS



Landscape Update—Barbara, Secretary

The Landscaping Committee did a walk around with our contractor to assess tree and bush trimming and some removals. This will mostly occur in September. The Committee has also been walking around seeing what landscapes need to be helped by removing and replacing. We will also be planting some ornamental grasses. We will talk with Mulder Landscape about our plans and see what is possible in our current budget. We've been busy, soon we will have our winter rest and start planning for next spring. If you are interested in joining our group or wish to talk about what you'd dream to do around your condo, please let us know. You can contact Sheila at smowry@633group.com. Enjoy the last of summer and the beautiful colors of fall.

Property Manager—Sheila, Property Manager

WELCOME—A warm welcome to all our new co-owners. Your Board hopes that you will love living here. A reminder to all residents that condo living requires compromise and communication and that you give up some individuality for the convenience of living in a condominium community. Please follow the rules of the Master Deed for the safety and security of all 186 residents!!

Information for many condo related items can be found on our website at www.thelakesatwoodbridge.com

LICENSED AND INSURED CONTRACTORS—Residents are required to have a licensed and insured contractor to do any/all maintenance items and renovations. This is to insure that updates are done to code. This is an added layer of protection for you, the co-owner.

WORK ORDERS—If you have an item that needs repair/replacement by the Association please contact Sheila so a work order may be put in the system. Conversations that happen between an owner and Joel or one of his guys does not guarantee you a work order gets put in the system. Joel and his guys are very busy and things get forgotten throughout a busy day. Please make sure you email Sheila and make a formal request, casual conversations will not get the job done.

FLOORING POLICY—Just a friendly reminder that The Lakes has a flooring policy for the padding or underlayment. If you are considering making any changes please make sure you get a copy of this and submit any flooring changes for approval.

August 2023



THE LAKES NEWS

Update—Aimee, Acting President

Mailboxes— The new cluster mailboxes have been ordered and are expected to arrive early September. We will keep you updated on the installation process.

Windows—We have approved the first Kolbe windows for purchase. We will track this order and installation. We will keep you updated on the results of this.

Book Club—If you have any interest in joining a Book Club please contact Elaine Shirk. Her email address is: eshirk630@icloud.com

Fun Facts about Labor Day

1. Labor Day is always celebrated on the first Monday of September.
2. The original purpose of Labor Day was to celebrate union workers.
3. Labor Day became a national holiday during Grover Cleveland's presidency.
4. The first Waffle House opened on Labor Day in 1955.
5. Oregon was the first state to make it an official holiday, in 1887.
6. The first Labor Day parade was in New York City in 1882.
7. Labor Day has come to also be a day that signifies the end of summer.
8. In the 19th century, Americans worked much longer hours than the 40-hour work week we are used to. The average worker worked 12-hour days, seven days a week.
9. Labor Day is considered the end of hot dog season.

“Hard work keeps the wrinkles out of the mind and spirit.”
Helena Rubinstein